

BOARD OF APPEAL REFERRALS

June 23, 1983

1. Z-6230 Stanhope Realty Trust
5-15 Harrison Avenue and 33-37 Essex Street, Boston
2. Z-6232 Dorothea E. Sullivan and Richard Mello
393 Cambridge Street, Allston
3. Z-6233 John M. Regan
33 Melrose Street, Boston
4. Z-6236 Katharine Gibbs School
86 Beacon Street, Boston
5. Z-6253-6256 Martin Koplow
94 Walnut Avenue and 1-2-3 Walnut Court, Roxbury
6. Z-6273 Marc Rosenfeld
927 Centre Street, Jamaica Plain
7. Z-6274 James Rigoli
36-38 Hichborn Street, Brighton
8. Z-6276-6277 107 Sheridan Associates and Howard Olikier
107-109 Sheridan Street, Jamaica Plain
9. Z-6283-6284, William Bradford (owner and/or lessee)
-6286-6287- 130 Essex Street, 130 Kingston and 125-133 Essex Streets,
6288 22 Edinboro Street, 10-12 Oxford and 3-5 Ping On Streets,
and 9-13 Ping On Street, Boston
10. Z-6285 William Bradford
36-38 Lincoln Street, Boston
11. Z-6291 Bruce B. Daniel
116 Main Street, Charlestown
12. Z-6292 Richard V. Dunphy
393 Park Street, West Roxbury
13. Z-6296 Massachusetts Turnpike Authority / Boston Red Sox (lessee)
6 Maitland Street, Boston
14. Z-6297 George and Melvin Hurwitz
295 Freeport Street, Dorchester
15. Z-6303 Frank Serra
14 Stanbro Street, Hyde Park
16. Z-6313 FPC Properties, Inc.
25 Northern Avenue, Boston
17. Z-6323 Louis Tobin
302-316 Bowdoin Street, Dorchester
18. Z-6329 Massachusetts Horticultural Society
300 Massachusetts Avenue, Boston

MEMORANDUM.

June 23, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/19/83

Z-6230
Stanhope Realty Trust
5-15 Harrison Avenue and 33-37 Essex Street,
Boston

Parking lot

District(s):	apartment_____	general business <u>B-10</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: increase capacity from 47 to 53 cars.

Violation(s):

Extension of pre-existing conditional use.

Since open lot parking represents an underutilization of prime land, it is recommended that use be limited to one year. Recommend approval with proviso.

VOTED: In reference to petition Z-6230, Stanhope Realty Trust, 5-15 Harrison Avenue and 33-37 Essex Street, Boston, for a conditional use to increase capacity of parking lot for fee from 47 to 53 cars in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with proviso that use terminate in one year. Open air surface parking lots are underutilization of prime residential-commercial land.



Z-6230
5-15 HARRISON AVE.
33-37 ESSEX ST.
(B.P.)

Board of Appeal Referrals 6/23/83

Hearing: 7/19/83

Z-6232

Dorothea E. Sullivan and Richard Mello
393 Cambridge Street, Allston
at Wilton Street

Vacant land

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect eight-foot-high chain link fence.

Violation(s):

Eight-foot-high fence not allowed in rear yard.

Fence is existing; lot will eventually accommodate parking of 50 vehicles for a bus company. Recommend approval with proviso.

VOTED: In reference to petition Z-6232, Dorothea E. Sullivan and Richard Mello, 393 Cambridge Street, Allston, for a variance to erect an eight-foot-high chain link fence around property in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided that ingress-egress be located on Wilton Street. Cambridge Street access could present hazards to pedestrians and congested vehicular traffic.



Z-6232

393 CAMBRIDGE ST.

BOSTON (ALLSTON)

ALBANY

Board of Appeal Referrals 6/23/83

Hearing: 7/19/83

Z-6233
John M. Regan
33 Melrose Street, Boston
near Church Street

2½-story structure

District(s):	apartment <u>H-2</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change roof from pitch to mansard.

Violation(s):

Change of roof profile.

Front and rear dormers will be replaced and more headroom provided in owner's apartment. Third-floor changes will be similar to adjacent structures and will provide a more uniform facade. Bay Village Neighborhood Association has no opposition. Recommend approval with proviso.

VOTED: In reference to petition Z-6233, John M. Regan, 33 Melrose Street, Boston, for a conditional use to change roof from pitch to mansard in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



33 MELROSE ST
(B.P.)
Z-6 2333

Board of Appeal Referrals 6/23/83

Hearing: 7/19/83

Z-6236
Katharine Gibbs School
86 Beacon Street, Boston
at Brimmer Street

Five-story structure

District(s):	apartment <u>H-2-65</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: increase classroom space.

Violation(s):

Change in conditional use.

Former dormitory area will be converted to classrooms in conformance with Massachusetts Department of Education letter forbidding dormitories and classrooms on same floor. Internal changes. Recommend approval.

VOTED: In reference to petition Z-6236, Katharine Gibbs School, 86 Beacon Street, Boston, for a conditional use for increase in classroom space in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Former dormitory area will be converted to classrooms in conformance with Massachusetts Department of Education letter forbidding dormitories and classrooms on same floor.



Z-6238
86 BEACON ST.
(B.P.)

GARDEN

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Board of Appeal Referrals 6/23/83

Hearing: 7/19/83

Z-6253-6256
Martin Koplow
94 Walnut Avenue and 1-2-3 Walnut Court,
Roxbury

Four three-story row structures

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: subdivide.

Violation(s):

Lot area, open space, and side and rear yards are insufficient.

Floor area ratio is excessive.

Subdivisions will permit sale of four separate two-family dwellings. No
response from community. Recommend approval.

VOTED: In reference to petitions Z-6253-6256, Rose and
Martin Koplow, 94 Walnut Avenue and 1-2-3 Walnut
Court, Roxbury, for eighteen variances to subdi-
vide four row structures in a residential (R-.8)
district, the Boston Redevelopment Authority
recommends approval. Subdivisions will permit
sale of four separate two-family dwellings.



Z-6253-56
94 WALNUT AVE
112 + 13 WALNUT COURT
(ROX.)

Board of Appeal Referrals 6/23/83

Hearing: 6/28/83

Z-6273

Marc Rosenfeld

927 Centre Street, Jamaica Plain
at Hillcroft Road

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.3 _____ manufacturing _____

Purpose: change occupancy from one-family dwelling and garage to one-family dwelling, garage, and accessory law office.

Violation(s):

Office accessory to one-family dwelling is conditional use.

Residence located adjacent to congested Centre Street—Jamaicaway rotary. Law office use is inappropriate and would be a commercial encroachment in this predominantly single-family area. Neighborhood opposition exists.
Recommend denial.

VOTED: In reference to petition Z-6273, Marc Rosenfeld, 927 Centre Street, Jamaica Plain, for a conditional use for change of occupancy from one-family dwelling and garage to one-family dwelling, garage, and accessory law office in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial. Residence located adjacent to congested Centre Street—Jamaicaway rotary. Law office use is inappropriate and would be a commercial encroachment in this predominantly single-family area. Neighborhood opposition exists.



Board of Appeal Referrals 6/23/83

Hearing: 6/28/83

Z-6274

James Rigoli
36-38 Hichborn Street, Brighton
near North Beacon Street

Three-story structure

District(s):	apartment_____	general business_____	industrial_____I-2
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: enclose second- and third-floor front porches.

Violation(s):

Extension of nonconforming use.

Inspectional Services Department maintenance violations exist against these porches and should be resolved before consideration of this proposal. Neighbors are opposed. Recommend denial.

VOTED: In reference to petition Z-6274, James Rigoli, 36-38 Hichborn Street, Brighton, for an extension of a nonconforming use to enclose front porches of three-family dwelling in an industrial (I-2) district, the Boston Redevelopment Authority recommends denial. Inspectional Services Department maintenance violations exist against these porches and should be resolved before consideration of this proposal.



Z-6274
36-38 HICHBORN ST
(BRID)

Board of Appeal Referrals 6/23/83

Hearing: 7/19/83

Z-6276-6277

107 Sheridan Associates and Howard Olikier
107-109 Sheridan Street, Jamaica Plain
near Chestnut Avenue

3½- and 2½-story structures

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: subdivide; legalize occupancy of 107 as two-family dwelling.

Violation(s):

Lot area, lot width, lot frontage, and side yard are insufficient.

Floor area ratio is excessive.

Subdivision of duplex three-family—two-family structure. Violations are technical. Abutter has expressed support. Recommend approval with proviso.

VOTED: In reference to petitions Z-6276-6277, 107 Sheridan Associates and Howard Olikier, 107-109 Sheridan Street, Jamaica Plain, for twelve variances to subdivide and legalize occupancy as two-family dwelling in residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be recorded in the Registry of Deeds a covenant that exterior treatment of the structures be uniform.



107-109 SHERIDAN ST
(J.P.)
7-6276-77

Board of Appeal Referrals 6/23/83

Hearing: 6/28/83

Z-6283, 6284, 6286, 6287, 6288
William Bradford (owner and/or lessee)
130 Essex Street, 130 Kingston and 125-133 Essex
Streets, 22 Edinboro Street, 10-12 Oxford and
3-5 Ping On Streets, 9-13 Ping On Street, Boston

Five parking lots

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-8</u>

Purpose: Open air parking lots for fee for 55, 29, 11, 29, 22 cars respectively.

Violation(s):

Parking lot is conditional use.

Lots have received approval of Air Pollution Control Commission. Recommend approval with proviso.

VOTED: In reference to petitions Z-6283-6284 and -6286-6288, William Bradford, 130 Essex Street, 130 Kingston and 125-133 Essex Streets, 22 Edinboro Street, 10-12 Oxford and 3-5 Ping On Streets, and 9-13 Ping On Street, Boston, for five conditional uses for open air parking lots for fee accommodating 55, 29, 11, 29, and 22 cars respectively in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that use terminate in one year. Open air surface parking lots are underutilization of prime commercial-residential land.

Z- 6283-84
Z- 6286-88
30 ESSEX ST
30 KINGSTON ST
9-13 PING ST.
22 EDINBORO ST.
10-12 OXFORD ST #3-5 PING O



Board of Appeal Referrals 6/23/83

Hearing: 6/28/83

Z-6285
William Bradford
36-38 Lincoln Street, Boston
at South Street

Parking lot

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-8</u>

Purpose: open air parking for fee - 30 cars.

Violation(s):

Parking lot is conditional use.

Lot, bounded by Lincoln Street, South Street, and Southeast Expressway, has received approval from Air Pollution Control Commission. Recommend approval with provisos.

VOTED: In reference to petition Z-6285, William Bradford, 36-38 Lincoln Street, Boston, for a conditional use for open air parking for fee, 30 cars, in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with following provisos: that use terminate in two years and that landscaping plans be submitted for design review.



Z-6285
36-38 LINCOLN ST.
(B.P.)

Board of Appeal Referrals 6/23/83

Hearing: 7/19/83

Z-6291

Bruce B. Daniel
116 Main Street, Charlestown
at Union Street

3½-story structure

District(s):	apartment_____	general business B-2_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: legalize occupancy - four apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

No record of legal occupancy nor community response. Proposal is compatible with residential area. Recommend approval.

VOTED: In reference to petition Z-6291, Bruce B. Daniel, 116 Main Street, Charlestown, for a forbidden use and two variances to legalize occupancy as four apartments in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Proposal is compatible with residential area.

Z-6291
116 MAIN ST.
(CHSN.)



PHIPPS STREET
CEMETERY

Board of Appeal Referrals 6/23/83

Hearing: 6/28/83

Z-6292
Richard V. Dunphy
393 Park Street, West Roxbury
near Robin Street

1½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: erect dormer addition to one-family dwelling.

Violation(s):

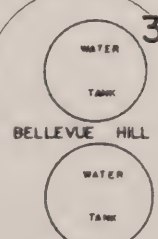
Side yard is insufficient.

Proposal will provide needed living space. Violation is existing and technical. Recommend approval.

VOTED: In reference to petition Z-6292, Richard V. Dunphy, 393 Park Street, West Roxbury, for a variance to erect a dormer addition to a one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Violation is existing and technical.



Z - 6292
393 PARK ST.
(W.R.)



Board of Appeal Referrals 6/23/83

Hearing: 6/28/83

Z-6296
Massachusetts Turnpike Authority
Boston Red Sox (lessee)
6 Maitland Street, Boston
near Beacon Street

Parking lot

District(s): apartment _____ general business B-2 _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

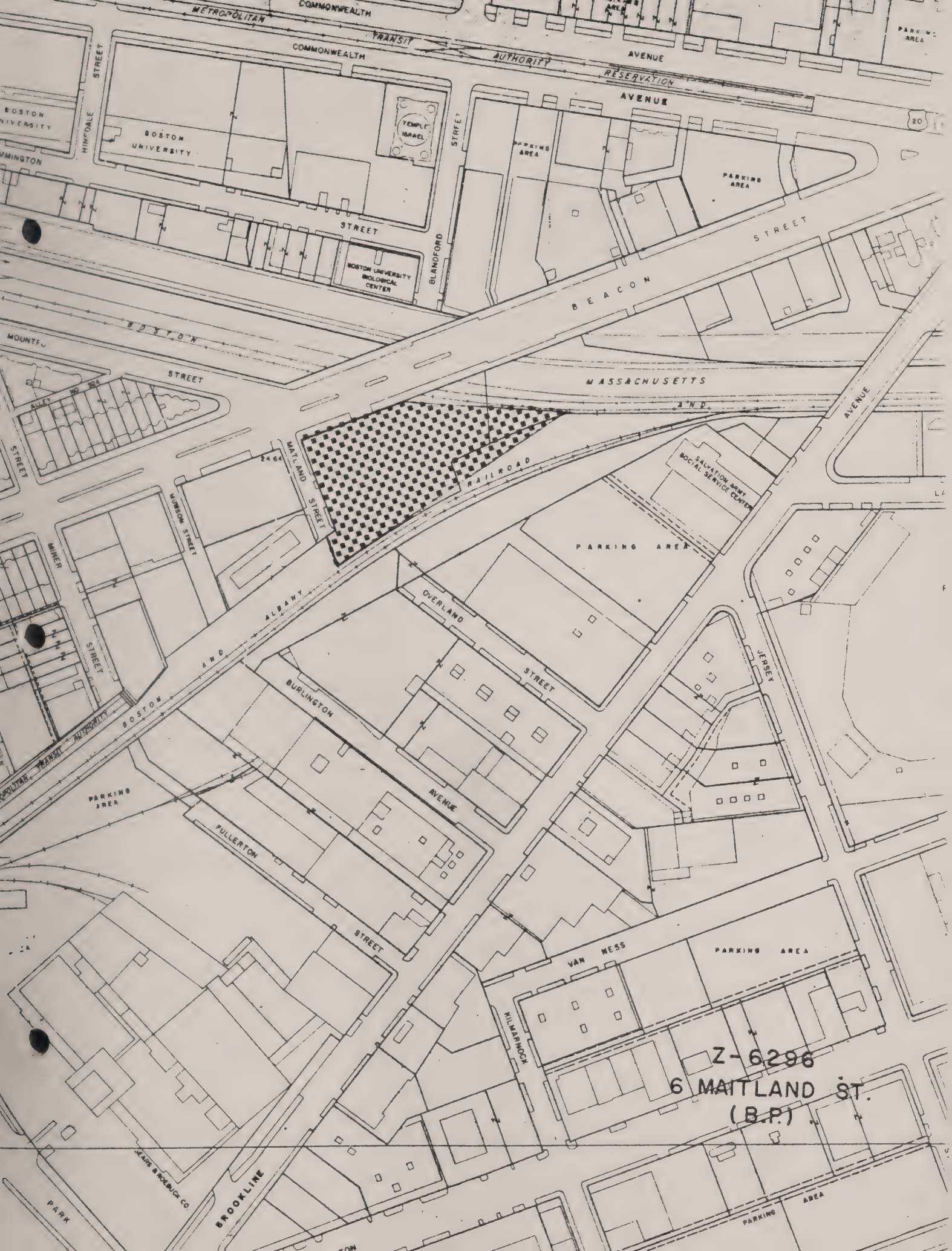
Purpose: increase capacity from 165 to 215 cars.

Violation(s):

Extension of conditional use.

No objection to increased capacity. However, Audubon Circle Civic Association has expressed concern about lighting. Recommend approval with provisos.

VOTED: In reference to petition Z-6296, Massachusetts Turnpike Authority and Boston Red Sox (lessee), 6 Maitland Street, Boston, for a conditional use to increase capacity from 165 to 215 cars in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that additional lighting be provided for personal safety and property protection and that lighting plans be submitted for design review.



METROPOLITAN
COMMONWEALTH
TRANSIT
AUTHORITY
RESERVATION
AVENUE

BOSTON
UNIVERSITY
BOSTON
UNIVERSITY
BOSTON
UNIVERSITY
BIOLOGICAL
CENTER

TEMPLE
MAEL
BOSTON
UNIVERSITY
BIOLOGICAL
CENTER

BEACON
STREET
PARKING
AREA
PARKING
AREA

MOUNTAIN
STREET
ALLEY
NO 224
MINER
STREET
BOSTON
STREET

STREET

MASSACHUSETTS

MATLAND
STREET

RAILROAD

SALVATION ARMY
SOCIAL SERVICE CENTER

PARKING AREA

MURPHY
STREET

OVERLAND
STREET

BURLINGTON
AVENUE

JERSEY
STREET

PARKING
AREA

FULLERTON
STREET

STREET

VAN NESS
STREET

PARKING AREA

HILMARNOK
STREET

Z-6296
6 MAITLAND ST.
(B.P.)

SEARS & ROEBUCK CO.

BROOKLINE

PARKING
AREA

Board of Appeal Referrals 6/23/83

Hearing: 6/28/83

Z-6297

George and Melvin Hurwitz
295 Freeport Street, Dorchester
at Park Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one-story addition to office-warehouse structure.

Violation(s):

Extension of nonconforming use.

Lot area and side yard are insufficient.

Floor area ratio is excessive.

In 1974, the Board of Appeal with Authority concurrence approved similar proposal. No opposition was recorded. Current proposal will provide more needed space. Use is consistent with commercial-industrial character of Freeport Street. Recommend approval with proviso.

VOTED: In reference to petition Z-6297, George and Melvin Hurwitz, 295 Freeport Street, Dorchester, for extension of nonconforming use and three variances to erect a one-story addition to office warehouse structure in residential (R-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval provided exterior plans inclusive of landscaping be submitted for design review.

Z-62
295 FREEPORT ST.
(DOR.)



Board of Appeal Referrals 6/23/83

Hearing: 7/19/83

Z-6303
Frank Serra
14 Stanbro Street, Hyde Park
near Hyde Park Avenue

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: change occupancy from one- to three-family dwelling.

Violation(s):

- Three-family dwelling is forbidden use.
- Dwelling converted for more families is forbidden use.
- Lot area and rear yard are insufficient.
- Height of building is excessive.

Proposal is compatible with similar occupancies existing in the area. Direct abutter has indicated support. Recommend approval.

VOTED: In reference to petition Z-6303, Frank Serra, 14 Stanbro Street, Hyde Park, for two forbidden uses and three variances for change of occupancy from one- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposal is compatible with similar occupancies existing in the area.



Board of Appeal Referrals 6/23/83

Hearing: 7/19/83

Z-6313
FPC Properties, Inc.
25 Northern Avenue, Boston
at Sleeper Street

Parking lot

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-4

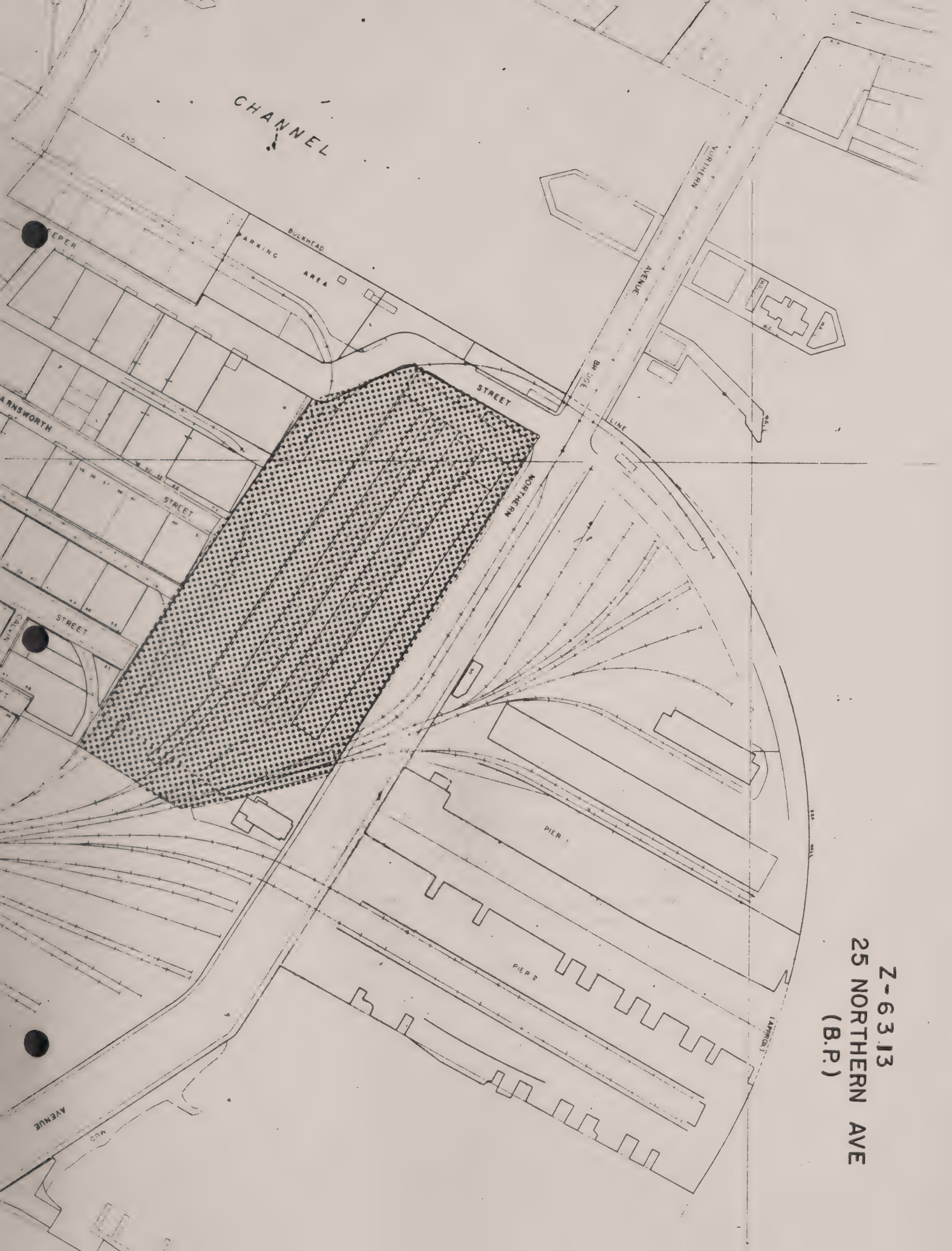
Purpose: continue open air parking for fee - 707 cars.

Violation(s):

Parking lot is conditional use.

Current permit expires December 31, 1983. Staff is amenable to one-year extension. Recommend approval with provisos.

VOTED: In reference to petition Z-6313, FPC Properties, Inc., 25 Northern Avenue, Boston, for a conditional use to continue open air parking for fee in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with following provisos: that use terminate December 31, 1984; that space be made available near southwest corner of lot for tour and charter buses as well as short-term parking to serve museum and area businesses; and that the number of these spaces be arranged with Authority.



Z-63.13
25 NORTHERN AVE
(B.P.)

Board of Appeal Referrals 6/23/83

Hearing: 7/19/83

Z-6323

Louis Tobin

302-316 Bowdoin Street, Dorchester
at Quincy Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from stores to stores and ice cream parlor.

Violation(s):

Ice cream parlor is conditional use.

The Ashley Old Fashioned Ice Cream shop will provide take-out service and seating for approximately twelve patrons. Use is compatible with mixed local business-residential-institutional character of area. Recommend approval with provisos.

VOTED: In reference to petition Z-6323, Louis Tobin, 302-316 Bowdoin Street, Dorchester, for a conditional use for change of occupancy from stores to stores and ice cream parlor in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that petitioner provide sufficient trash receptacles and that exterior be maintained free of debris at all times.



302-16 BOWDOIN ST
(DOR) Z-6323

Board of Appeal Referrals 6/23/83

Hearing: 6/28/83

Z-6329
Massachusetts Horticultural Society
300 Massachusetts Avenue, Boston
at Huntington Avenue

Two-story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: extend mezzanine and third floor.

Violation(s):

Floor area ratio is excessive.

Horticultural Hall will undergo substantial renovation. New interior construction will allow certain areas to become marketable and will help to preserve and support facility. No exterior changes. Recommend approval with proviso.

VOTED: In reference to petition Z-6329, Massachusetts Horticultural Society, 300 Massachusetts Avenue, Boston, for a variance for interior alterations in a general business (B-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



Z-6329

300 MASSACHUSETTS AVE
(B.P.)

U.S. POST OFFICE
ASTOR STATION

FALMOUTH
CHRISTIAN SCIENTIST
PARK

CHRISTIAN SCIENTIST
ADMINISTRATION
BUILDING

MTA STATION

FALMOUTH

AVENUE

STREET

ROAD

SYMPHONY

GAINSBOROUGH

HENWAY

WESTLAND

BURBANK

STREET

TRADE HIGH
SCHOOL
FOR
GIRLS

OPERA

HUNTINGTON

ST STEPHEN

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